

Coley Rise

Refurbishment Phase 2

External Materials

Application No. 210549

Report No. 7430-ARC-RP-003
Document Contents:

- Arcus Cover Note
- HTA Document:
RBC_CRR_HTA-A_RP_XX_1770 - External Materials Schedule
(notes added to confirm changes)

Prepared by: PG
Checked by: SB

Issued March 2024



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Application to discharge Planning Condition3

This document seeks to provide evidence necessary to discharge the following pre-commencement condition:

No development shall commence on site beyond demolition and foundation level works until a schedule of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Details shall include manufacturers specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site - approved details to then be retained on site throughout the duration of the construction of the development). The development shall be carried out and thereafter maintained in accordance with the details approved.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019. The following document was produced by HTA architects submitted in support of the original planning application on behalf of the client, Reading Borough Council.

The visual appearance and materiality remains unchanged however the proposed low level brickwork has been replaced for a brick slip system directly fixed to insulation in order to simplify installation and reduce the overall depth of the new facade whilst maintaining an improvement over the original thermal performance of the building envelope.

Notes highlighted in red within the body of the HTA document denote changes to the original application agreed with the client during the PCSA period and the subsequent non-material amendment (ref. 231831) approved by the local authority.

This document is submitted by Arcus Consulting LLP on behalf of BreyerGroup PLC who are the Principal Contractor undertaking the works on site.

All material samples are available to view on site.



Coley Rise

Refurbishment Phase 2

HTA Document:

RBC_CRR_HTA-A_RP_XX_1170

External Materials Schedule



Reading
Borough Council



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Reading Borough Council Coley Rise : Refurbishment Phase 2

External Materials Schedule

RBC-CRR-HTA-A_RP_XX_1770

May 2022



Report presented by HTA
Status **Tender**
Issue -
Issue Date **19.08.2022**
File name **RBC-CRR_HTA_A**
Author **BME**
Checked by **JR**
Approved by **JR**

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TARGET u-VALUE
AMENDED TO 0.18W/m²K
AS AGREED IN NMA

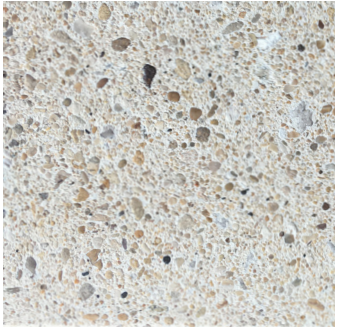
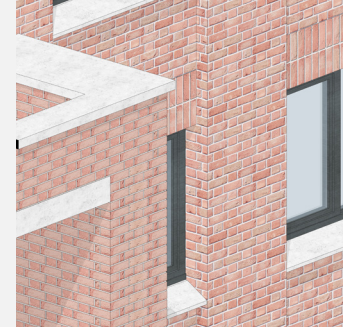
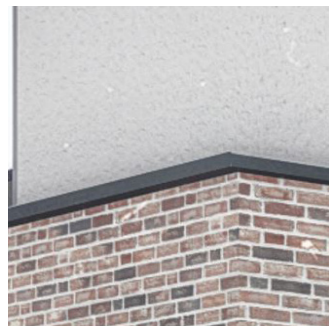
1.0 External Materials Schedule

To be read in conjunction with approved planning elevations. Application Reference 210549

Planning Elevation Reference	Element	Product / Supplier	Colour / Specification / Material	Material Location	Material Photograph/Reference Image /Project Imagery
1	Brick Type 1 - Main Facing Brick	Taylor Maxwell	Colour: Red Multi Material Specification: Forterra Bamford Blend Note: - Laid in flemish bond pattern throughout. Light mortar, with bucket handle joints. - Recessed plinth on the ground and first floor	All Blocks - All elevations at ground and first floor only, first floor front central bay elevation excluded	 Sample Photo  Supplier's Image  Project Visualisation
2	Insulated Render 1	Permarock	Colour: Red (Permarock reference colour Cameo 100 (reference colour TBC next stage) Material Specification: K-finish (silicone silicate Grain size 1.5mm) Note: required to achieve U-Value: 0.15 W/m²K	- All Blocks - front central bay elevation from first floor to upper floors and rear central bay elevation from second floor to upper floors - Plant building at roof level - All Blocks - All elevations	 Project Visualisation Note image to illustrate dark render around windows
3	Insulated Render 2 - Central bays	Permarock	Colour: Light Grey (Permarock reference colour Ferro 40 (reference colour TBC next stage) Material Specification: K-finish (silicone silicate Grain size 1.5mm) Note: required to achieve U-Value: 0.15 W/m²K	All Blocks - All elevations from second floor to upper levels, excluded central bays and staircore elevations	 Project Visualisation Note image to illustrate dark render around windows
4	Insulated Render 3	Permarock	Colour: Dark Grey (Permarock reference colour to match window frame RAL 7016 (reference colour TBC next stage) Material Specification: K-finish (silicone silicate Grain size 1.5mm) Note: required to achieve U-Value: 0.15 W/m²K	All Blocks - Around all windows from second floor to upper floors, first floor central front bay windows and between thirteenth and fourteenth floor windows	 Project Visualisation Note image to illustrate dark render around windows

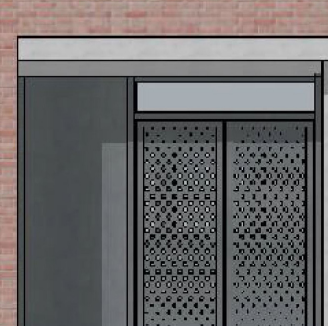
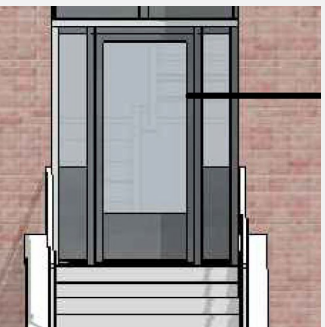
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5	Double soldier brick lintel	IG	Colour: Solid Red Material Specification: - Forterra Bamford Blend Bricks IG Prefabricated Lintel Note: Prefabricated canted brick slip lintel to bottom course, with solid soldier brick above.	All Blocks - Above ground and first floor windows, first floor central front bay windows excluded	 Sample Photo	 Project Visualisation
6	Entrance Door Canopy and Wall Panel	Sterling Services or similar approved	Colour: Shorncombe Material Specification: Pre-cast concrete, medium acid etched for water proofing. Note: - Profile details to specialist subcontractor design. - Pre-cast concrete panel l to include signage refer to point 17	- All Blocks - Recessed soffit to block building main entrance extension - All Blocks - main entrance extension elevation	 Sample Photo	 Project Visualisation
7	Parapet Coping 1	Sterling Services or similar approved	Colour: Shorncombe Material Specification: Pre-cast concrete, medium acid etched for water proofing. Note: Profile details to specialist subcontractor design.	All Blocks - Main entrance extension	 Sample Photo	 Project Visualisation
8	String	TBC	Colour: RAL7016 Material Specification: String Course Detail Aluminium Polyester Power Coated Coping Profile . Note:	All Blocks - All elevations, in the staircore areas North and South elevations - At junction between brick and Permaroc render	 Sample Photo	 Project Visualisation

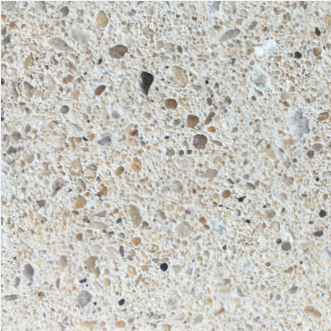
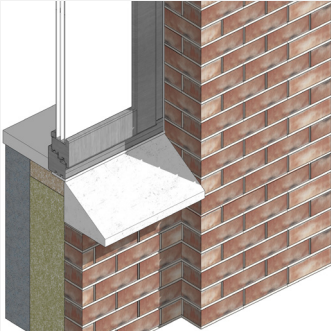
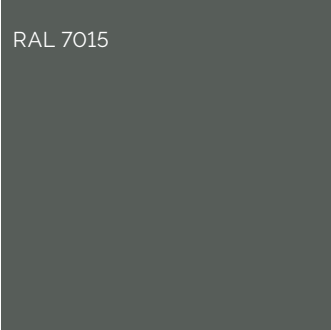
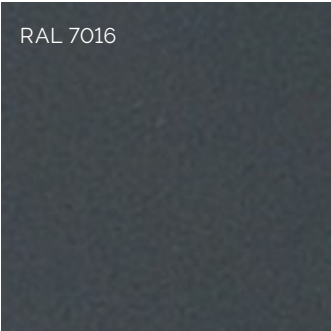
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Planning Elevation Reference	Element	Product / Supplier	Colour / Specification / Material	Material Location	Material Photograph/Reference Image/Project Imagery	
9	Communal Entrance Doorset	Schuco/Jansen Jansol Hi (or similar approved to achieve PAS 24)	Colour: RAL 7016 Material Specification: Triple Glazed, thermally broken steel framed doorset. Note: - Complete doorset required to achieve 1.0W/m2/K U-value - To meet PAS 24 or equivalent - required audio/visual intercom	All Blocks - Main entrance extension	 Sample Photo	 Project Visualisation
10	Refuse Doors	TBC	Colour: RAL 7016 Material Specification: Flat panel and louvred metal doors, RAL 7016. Note: - To meet PAS 24 or equivalent -Required PAC access control - required air louvres for ventilation	All Blocks - Refuse Store (Solid Panel)	 Sample Photo	 Project Visualisation
11	Fire Escape door	Schuco/Jansen Jansol Hi (or similar approved to achieve PAS 24)	Colour: RAL 7016 Material Specification: Triple Glazed, thermally broken steel framed doorset. Note: - Complete doorset required to achieve 1.0W/m2/K U-value -To meet PAS 24 or equivalent	All Blocks - Fire escape	 Sample Photo	 Project Visualisation
12	Windows/ Aluminium cill	NorDan (AOV included)	Colour: RAL 7016 (External & Internal Frame) Material Specification: Triple Glazed timber alu-clad . Aluminium cill 45 degrees colour to match render type 3 Note: - Window required to achieve 0.71W/m2/K U-value. -To meet PAS 24 or equivalent	- All windows through the scheme - AOV window through the scheme	 Sample Photo	 Manufacturer Sample <i>Note image to illustrate profile only. Light colour finish than proposed</i>

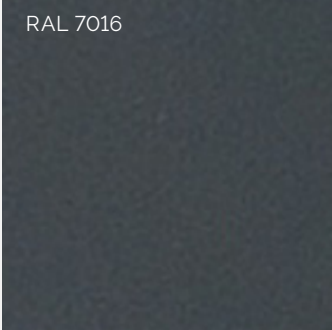
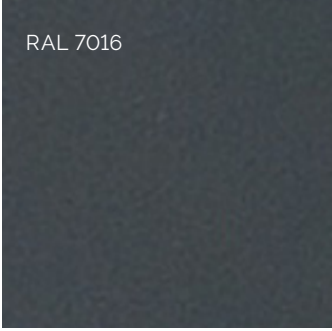
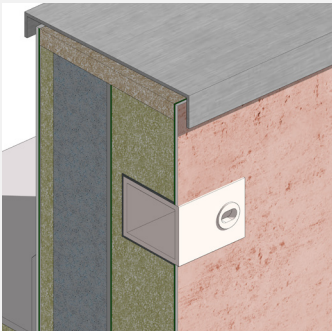
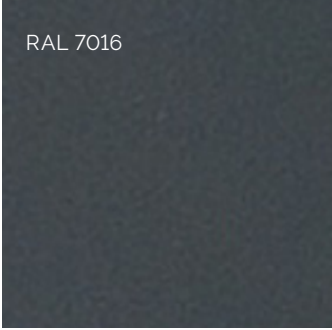
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Planning Elevation Reference	Element	Product / Supplier	Colour / Specification / Material	Location	Material Photograph/Reference Image /Project Imagery
13	Window cill	Sterling Services or similar approved	Colour: Shorncote Material Specification: Pre-cast concrete, medium acid etched for water proofing. Note: Profile details to specialist subcontractor design.	All Blocks - Ground and first floor windows, first floor central front bay windows excluded	 Sample Photo  Project Visualisation
14	Roof insulation and Waterproofing	ICB/Alwitra / Rockwool	Colour: Slate grey Material Specification: Alwitra Single ply membrane self adhesive, Tapered insulation system. Note: required to achieve U-Value: 0.15 W/m2K	- All Blocks - Main and plant roof - All Blocks - Main entrance extension - All Blocks - Fire escape	 Sample Photo  Manufacturer Sample Note image to illustrate membrane only, Colour showed is not the proposed
15	Roof light	Whitesales / ICB partner TBC	Colour: RAL 7016 Material: polycarbonate thermoformed rooflights. Note: - Required to achieve 0.71W/ m2/K U-value - To meet PAS 24 or equivalent	All Blocks - Main entrance extension	 Manufacturer's Image
16	Rainwater Goods *Variation from approved planning application drawings	Brett Martin/ Rainguard (or similar approved) Alwitra on the plant roof	Colour: RAL 7016 Material specification: UPVC downpipes, and hopper. Note: - Aluminium hoppers (rainguard or similar approved) to be confirmed with specialist roofing subcontractor.	- All Blocks - Main entrance extension - All Blocks - Plant roof , Alwitra down pipe + water spout	 Sample Photo  Project Visualisation

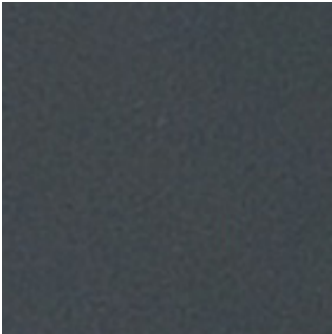
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Planning Elevation Reference	Element	Product / Supplier	Colour / Specification / Material	Location	Material Photograph/Reference Image /Project Imagery
17	Wall signage - Main entrance extension	TBC	Colour: RAL 7016 Material Specification:Metal/Etched Note: to be fixed to the pre cast stone panel (drilling the panel on site for plug and screw).	All Blocks - Main entrance extension front elevation	 Sample Photo  Project Visualisation
18	Building signage top elevation	TBC	Colour: RAL 7016 Material Specification: Stencil or render TBC Note: risk of staining/weather if lettering fixed through insulation.	All Blocks - Top of the front elevation	 Sample Photo  Project Visualisation
19	Swift box	TBC	Colour: to match render type 1 colour Material Specification: PPC Aluminium Note: to sit within proposed wall insulation build-up and include a solar powered MP3 caller located on each of the roofs to attract swifts between April and August, set on a time for certain times of the day only to avoid disturbing residents	All Blocks - Top of the front and rear elevations	 Project Visualisation
20	Parapet Coping 2	Alwitra	Colour: RAL 7016 Material Specification: PPC Aluminium Note: - Detail to edge of wall to coordinated to avoid staining/ weathering of render. - Alwitra trim edge on the pant roof only	All Blocks - Roof levels	 Sample Photo  Manufacturer Sample Note image to illustrate profile only, Colour showed is not the proposed

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Planning Elevation Reference	Element	Product / Supplier	Colour / Specification / Material	Location	Material Photograph/Reference Image /Project Imagery
21	Insulated Render 4	Permarock	Colour: Dark Grey (Permarock to confirm the closest render colour to RAL7016) Material Specification: K-finish (silicone silicate Grain size 1.5mm) Note: required to achieve U-Value: 0.15 W/m2K	All Blocks -Staircore central bay North and South elevations between windows	 Sample Photo Note image to illustrate design only, Colour showed is not the proposed
22	Ventilation louvres	Ryttons A1® Fire-rated Lateral S Ducting with Double Return Grille	Colour: Grille RAL to match the render colour type where it is located Material Specification: A1 fire-rated galvanised steel. Fire-rated RAL colour powder coating. Note: free area in accordance with MEP requirements	All Blocks - Refer to GA elevations series z100	 Manufacturer's image Note image to illustrate design only, Colour showed is not the proposed

2.0 Material Sample Palette

The image shows the palette of materials proposed for the main external elements of the buildings. Samples of these materials will be available to view on site, at the main contractor's site office.

Permarock Render Type 1
Red. Permarock reference colour Cameo 100 (reference colour TBC next stage)

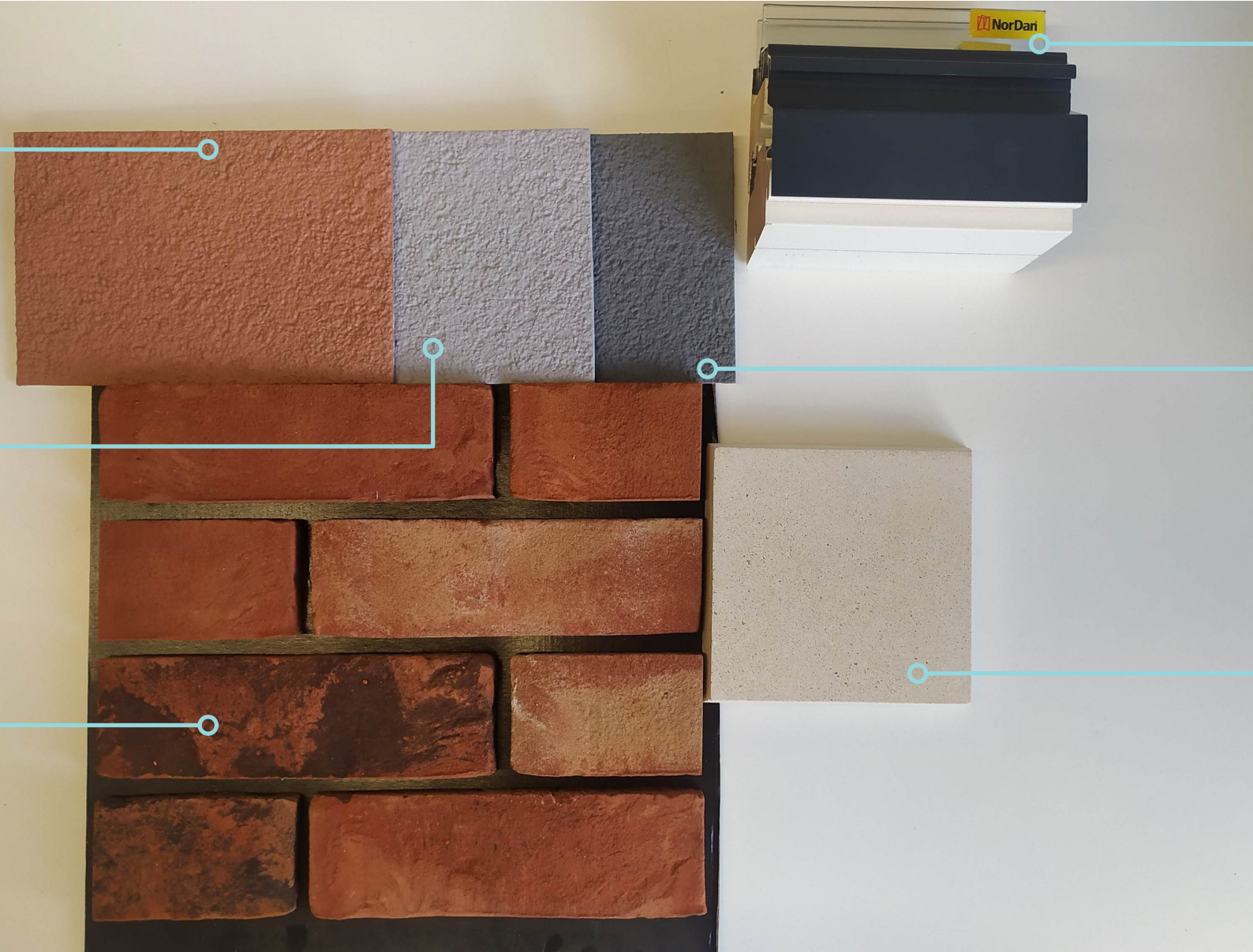
- All Blocks - front central bay elevation from first floor to upper lfloors and rear central bay elevation from second floor to upper floors
- Plant building at roof level - All Blocks - All elevations

Permarock Render Type 2
Light Grey, Permarock reference colour Ferro 40 (reference colour TBC next stage)

- All Blocks - All elevations from second floor to upper levels, excluded central bays and staircore elevations

Main Facing Brick - Brick Type 1
Forterra Bamford Blend

- All Blocks - All elevations at ground and first floor only, first floor recessed front elevation above the main entrance excluded



Powder Coated Metalwork
RAL 7016

- External Window Frames (Alu-Clad)
- Frames to Glazed doors - Communal Entrance and Fire Escape
- Refuse Doors - Flat Panel & Louvred
- Parapet copings
- Building signage
- Raiwatergoods

Permarock Render Type 3
Dark grey. Permarock reference colour to match window frame RAL 7016 (reference colour TBC next stage)

- All Blocks - Around all windows from second floor to upper floors, first floor central front bay windows and between thirteenth and fourteenth floor windows

Pre-cast Concrete
Shorncote Acid Etched

- Entrance Canopies & Soffits
- Window Cills
- Parapet Copings

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